



Maryland Attorney General's COVID-19 Access to Justice Task Force

MINUTES

Housing Security Renter's Issues Subcommittee

September 2, 2020

1. Call to Order & Open Meetings Act
2. Discussion of legislative policy recommendations for renters' issues
 - a. **Fundamental Focuses**
 - i. (1) Change/slow the timeline
 1. Affords opportunity for other resources, processes, and solutions:
 2. Include a staggered proceeding model to connect renters to eviction diversion services and increase opportunity for obtaining counsel and raising defenses
 - a. May include mediation, rental assistance, diversion, counsel and proper defense
 - b. Pre-filing notice
 3. End of timeline: "disposition/dismissal"
 - ii. (2) TBD
 - iii. (3) TBD
 - b. Legislative Ideas/Focuses (*as outlined in graphic*)
 - i. Pre-filing Loss Mitigation
 1. Payment plans
 2. Financial assistance
 3. Mediation
 - ii. Set number of days between service of process and trial
 - iii. Case scheduling by priority
 - iv. Connection to services and status hearings
 - v. Eviction diversion
 - vi. Right to counsel
 - vii. Post-filing mediation
 - viii. Rapid re-housing
 - ix. Record masking tenant screening limits
 - c. Look at other States models
 - i. Michigan?
 - ii. Virginia?
 1. Eviction diversion

- iii. NYC?
- iv. **Ask Michelle Gilman at UB for student research assistance**
- d. Fundamentally changing how court deals with renters durdditional issues noted
 - i. Receiving notice
 - ii. Right to counsel
 - iii. Claims for neglected property
 - iv. Increased access to rent escrow
 - v. Cases
 - 1. Failure to pay rent
 - 2. Breach of lease
 - 3. THO
- e. ing pandemic
 - i. Problem-solving
 - ii. Post-filing, pre-judgment
 - 1. Tenants need counsel assistance
- 3. Discussion of legislative policy recommendations for homeowners' issues
 - a. TBD next weeks meeting
- 4. Discussion of legislative policy recommendations for homeless persons
 - a. TBD
- 5. Set time for upcoming meetings and adjourn
 - a. Sept. 16, 2020 at 12:30